

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Board Room
Development and Business Services Center
1901 South Alamo Street

Monday, August 15th, 2005

Board of Adjustment Board Members

Rene Balderas	District 1	Gene Camargo	District Mayor
Oscar Williams	District 2	Mary Rogers	District 7
Jesse F. Jenkins	District 3	Ramon Flores	District 8
Vacant	District 4	Mike Villyard	District 9
Paul Klein	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **1:00 p.m. – Public Hearing Call to Order and Roll Call.**
- II. **Invocation and Pledges of Allegiance.**
- III. **A-05-079:** The request of Robert Grant for a 30 off-street parking space variance from the minimum 78 off-street parking spaces required in order to allow only 48 off-street parking spaces for a 13,704 square-foot retail/restaurant use, 1503 and 1507 Pleasanton Road.
- IV. **A-05-086:** The requests of Rev. John M. Wagener for 1) a 240 square-foot variance from the maximum 800 square-foot area allowed for accessory detached dwelling units in order to build a 1040 square-foot accessory detached dwelling unit, and 2) a 19% building footprint variance from the maximum allowed [40% of the building footprint of the principal residence], in order to build an accessory detached dwelling unit with a building footprint that would be 59% of the building footprint of the principal residence, 117 East Summit Avenue.
- V. **A-05-087:** The request of Lee Hernandez for a 2-foot variance from the maximum 4-foot fence height requirement in the front setback in order to erect a 6-foot tall wrought iron fence, 8989 Rochelle Road.
- VI. **A-05-088:** The request of Mario and Herlinda Guerrero for a 14-foot, 3-inch variance from the minimum 20-foot rear setback requirement in order to keep a structure 5 feet, 9 inches from the rear property line, 313 Camada Street.
- VII. **A-05-089:** The request of Jose A. Garcia for a Special Exception to relocate a structure from 134 Swiss Street to 446 Rigsby Avenue.

VIII. **Approval of the minutes from the regular meeting of June 6, 2005.**

IX. **Staff Report.**

X. **Executive Session:** consultation on attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

XI. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

BOARD OF ADJUSTMENT

August 15, 2005

CASE NO. A-05-079

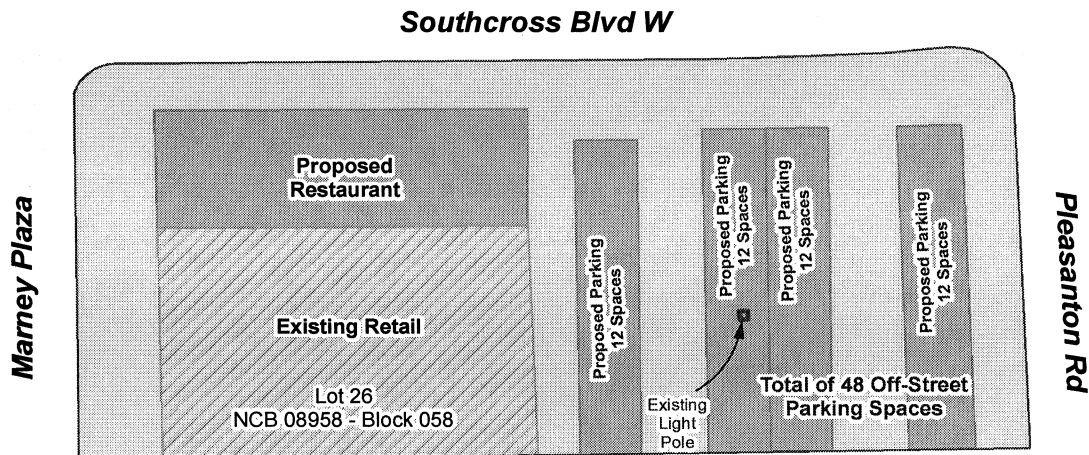
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, August 15, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Robert Grant
Lot 26, Block 58, NCB 8958
1503 and 1507 Pleasanton Road
Zoned: "C-2" Commercial District

The applicant requests a 30 off-street parking space variance from the minimum 78 off-street parking spaces required in order to allow only 48 off-street parking spaces. The Unified Development Code requires a minimum of 78 off-street parking spaces for a 13,704 square-foot retail/restaurant use.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

PLEASE COMPLETE AND RETURN THE ENCLOSED CARD BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318



Board of Adjustment

**Plot Plan for
Case A-05-079**



1503 / 1507 Pleasanton Rd

Scale: 1" approx. = 50'
Council District 4

Produced by the City of San Antonio
Development Services Department
(08/03/2005)

BOARD OF ADJUSTMENT

August 15, 2005

CASE NO. A-05-086

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, August 15, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Rev. John M. Wagener

Lot 15 and the east 70 feet of Lot 16, Block 2, NCB 3258

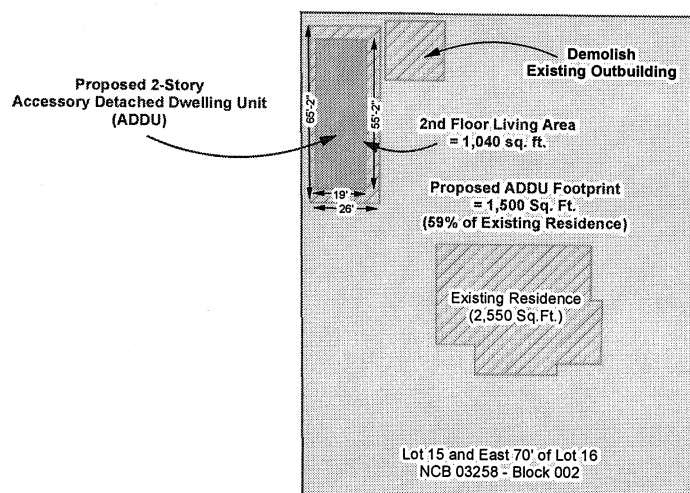
117 East Summit Avenue

Zoned: "R-5 H" Historic Residential Single-Family District

The applicant requests 1) a 240 square-foot variance from the maximum 800 square-foot area allowed for accessory detached dwelling units in order to build a 1040 square-foot accessory detached dwelling unit, and 2) a 19% building footprint variance from the maximum allowed [40% of the building footprint of the principal residence], in order to build an accessory detached dwelling unit with a building footprint that would be 59% of the building footprint of the principal residence. The Unified Development Code allows a maximum area of 800 square feet for accessory detached dwelling units, and requires that the building footprint of an accessory detached dwelling unit shall not exceed 40% of the building footprint of the principal residence.

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Summit E

Board of Adjustment

**Plot Plan for
Case A-05-086**



Scale: 1" approx. = 50'
Council District 9

117 Summit E

Produced by the City of San Antonio
Development Services Department
(08/03/2005)

BOARD OF ADJUSTMENT

August 15, 2005

CASE NO. A-05-087

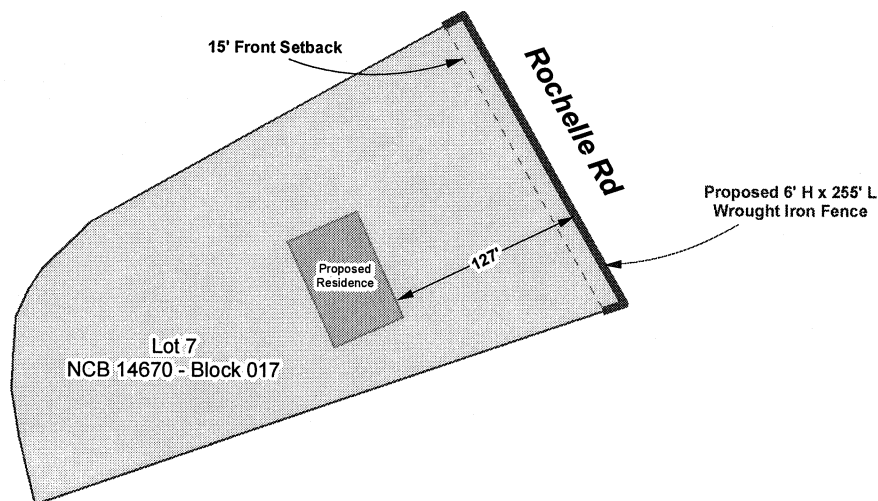
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, August 15, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Lee Hernandez
Lot 7D and Lot 8A, Block R, NCB 14670
8989 Rochelle Road
Zoned: "RE" Residential Estate District

The applicant requests a 2-foot variance from the maximum 4-foot fence height requirement in the front setback in order to erect a 6-foot tall wrought iron fence. The Unified Development Code allows a maximum fence height of 4 feet within the front setback..

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Board of Adjustment

**Plot Plan for
Case A-05-087**



Scale: 1" approx. = 100'
Council District 7

8989 Rochelle Rd

Produced by the City of San Antonio
Development Services Department
(07/29/2005)

BOARD OF ADJUSTMENT

August 15, 2005

CASE NO. A-05-088

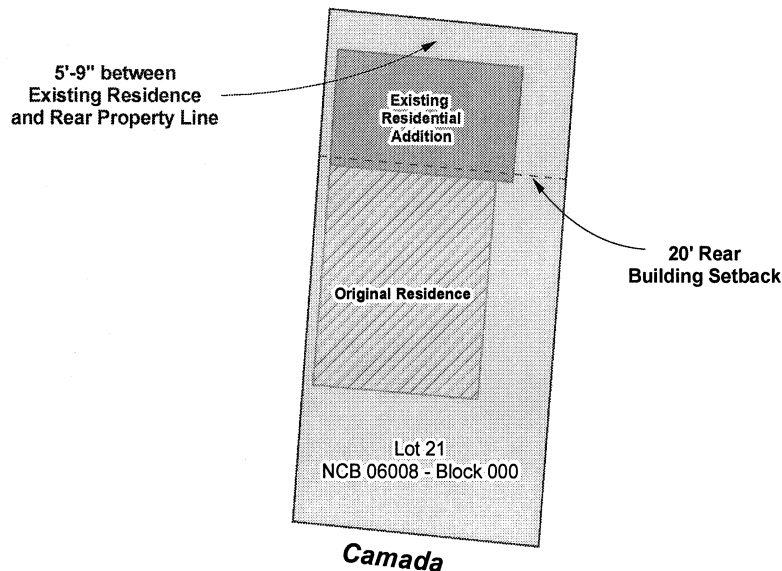
The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, August 15, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Mario and Herlinda Guerrero
Lot 21, NCB 6008
313 Camada Street
Zoned: "MF-33" Multi-Family District

The applicant requests a 14-foot, 3-inch variance from the minimum 20-foot rear setback requirement in order to keep a structure 5 feet, 9 inches from the rear property line. The Unified Development Code requires a minimum 20-foot rear yard setback for single-family development in "MF-33" districts.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Board of Adjustment

**Plot Plan for
Case A-05-088**



Scale: 1" approx. = 20'
Council District 1

313 Camada

Produced by the City of San Antonio
Development Services Department
(07/28/2005)

BOARD OF ADJUSTMENT

August 15, 2005

CASE NO. A-05-089

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, August 15, 2005 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Jose A. Garcia.

Lot 12 and the east 4.88 feet of Lot 11, Block 46, NCB 3314

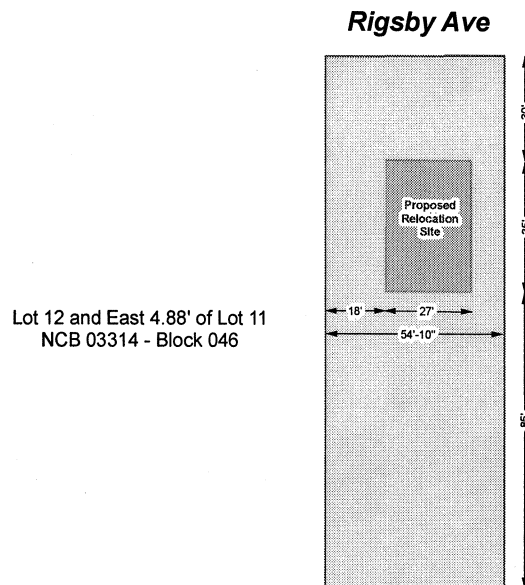
446 Rigsby Avenue

Zoned: "R-4" Residential Single-Family District

The applicant requests a Special Exception to relocate a structure from 134 Swiss to 446 Rigsby Avenue. Before the Development Services Department can issue a permit, the Board of Adjustment must consider a request for a Special Exception as required in the Unified Development Code.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. If you would like to utilize audio/video capabilities during your presentation, the Development Services Department must receive all material at least 24 hours prior to the public hearing. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing.

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Board of Adjustment

Plot Plan for
Case A-05-089



Scale: 1" approx. = 40'
Council District 3

446 Rigsby Ave

Produced by the City of San Antonio
Development Services Department
(08/03/2005)